

Case # 33836

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CERTIFICATE OF PUBLICATION

From THE NEWS-POST Frederick, Md.

Gebhardt & Smith, Solicitors
9th Floor — World Trade Center
Baltimore, Maryland 21202

SUBSTITUTED TRUSTEES' SALE

OF
VALUABLE FEE-SIMPLE UNIMPROVED
PROPERTY
LOT 37, BLOCK D, MOUNTAIN LAUREL
ESTATES
SITUATE ON BOOTJACK DRIVE
FREDERICK COUNTY, MARYLAND

Under and by virtue of the power of sale contained in a certain Deed of Trust from Nelson L. Kaplan and Phyllis T. Kaplan to William W. Thompson and Mary Martin, Trustees, dated August 30, 1982 recorded in Liber No. 1180, Folio 436, among the Land Records of Frederick County, Maryland, the holder of the indebtedness secured by the Deed of Trust having appointed Lee H. Benedict and Lewis S. Goodman, Substituted Trustees by instrument duly executed, acknowledged and recorded among the Land Records of the County aforesaid, default having occurred under the terms thereof and at the request of the parties secured thereby, the undersigned Substituted Trustees will offer for sale at public auction on the premises, on

FRIDAY, OCTOBER 21, 1983

AT 1:00 O'CLOCK P.M.

ALL THAT LOT OF GROUND AND THE IMPROVEMENTS THEREON situate in Frederick County, Maryland and described as follows:

Being known and designated as Lot 37, Block D, Mountain Laurel Estates.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any and with no warranty, as to the description of the improvements.

TERMS OF SALE: A cash deposit or certified check for \$3,000 at the time of sale, balance in cash upon final ratification of sale by the Circuit Court for Frederick County and to bear interest at the rate of 13% per annum from date of sale to date of settlement. Taxes and water rent to be adjusted to date of sale. All other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps and transfer taxes shall be borne by the purchaser.

**Lee H. Benedict,
Lewis S. Goodman,
Substituted Trustees**

ALEX COOPER AUCTIONS, INC.
908 YORK ROAD
TOWSON, MARYLAND 21204
301-828-4838

Frederick, Md.

This is to certify, That the annexed

Substituted Trustee's Sale was published in *The News-Post*

& newspapers published in Frederick County, once a week for

3 successive weeks prior to the *21st*

day of *October*, 19*83*

THE NEWS-POST

Per

*Filed
Nov. 18, 1983*

K. S. McKenzie

CERTIFICATE OF PUBLIC TION

From THE NEWS-POST Frederick, Md.

ORDER NISI ON SALES

Lee H. Benedict and Lewis S. Goodman VS Nelson L. Kaplan and Phyllis T. Kaplan; No. 33,834 equity. In the Circuit court for Frederick County sitting in equity. September Term, 1983, in the Matter of Report of Sales filed the 31st day of October, 1983. Ordered, that on the 30th day of November 1983, the Court will proceed to act upon the Report of Sales of Real Estate, reported to said Court by Lee H. Benedict and Lewis S. Goodman, Substitute Trustees in the above cause, and filed therein aforesaid to finally ratify and confirm the same, unless cause to the contrary thereof be shown before said day; provided a copy of this order be inserted in some newspaper published in Frederick County for three successive weeks prior to said day.

The report states the amount of sales to be \$19,000.

Dated this 31st day of October 1983.

Gebhardt & Smith
Lee H. Benedict
World Trade Center, 9th floor
Baltimore, Maryland 21202
Charles C. Keller
Clerk of the Circuit Court
for Frederick County

Frederick, Md.

This is to certify, That the annexed

Public Notice was published in *News-Post*

& newspaper published in Frederick County, once a week for

3 successive weeks prior to the *30th*

day of *November*, 19*83*

THE NEWS-POST

Per

*Filed
December 1, 1983*

M. Mann